



Jim Riemer, Sr.  
Executive Director

# **CDB BOARD BOOK**

**September 15, 2009, 10:00 a.m.**

**Video-Conference**

**between**

**James R. Thompson Center**

**100 West Randolph Street, Suite 14-600**

**Chicago, Illinois 60601**

**and**

**Robert Oxtoby Board Room**

**3<sup>rd</sup> Floor Stratton Office Building**

**401 S. Spring Street**

**Springfield, Illinois 62706**

**Board Members:** **Anthony R. Licata (Chairman)**  
**Mark J. Ladd**  
**Glyn M. Ramage**  
**Michael Chin**  
**Stewart A. Munoz**  
**Reagen C. Atwood**  
**Stephen A. Toth**

**CAPITAL DEVELOPMENT BOARD**

September 15, 2009, 10:00 a.m.

Video-Conference

between

James R. Thompson Center  
100 West Randolph Street, Suite 14-600  
Chicago, Illinois 60601

and

Robert Oxtoby Board Room  
3<sup>rd</sup> Floor Stratton Office Building  
401 S. Spring Street  
Springfield, Illinois 62706

**1. CALL TO ORDER**

**PRELIMINARY ITEMS**

2. Adoption of Agenda  
3. Approval of July 15, 2009 Minutes ..... 1-6  
4. Introduction of Guests

**BOARD ACTION**

5. Modifications  
    Capitol Building - HVAC ..... 7-14  
    Camp Lincoln – Combined Support Maintenance Shop..... 15-19  
    Western Illinois University – Memorial Hall ..... 20-25  
6. Proceed Orders  
    Truman City College – Student Services Center..... 26-32  
    Logan Correctional Center – Power Plant..... 33-38  
7. Change Orders:  
    Logan Correctional Center – Power Plant..... 39-44  
    Thomson Correctional Center – Ceiling Support Enhancement..... 45-48  
8. Staff Recommendations for Architect/Engineer Selections..... 49-50  
9. Higher Education Recommendations for Architect/Engineer Selections..... 51-53

**INFORMATIONAL ITEMS**

10. Architect/Engineers approved by Executive Director ..... 54-60

**EXECUTIVE SESSION**

staff contact: Candy Bearden  
217.782.8722

SUBJECT: Meeting Minutes for July 14, 2009 Board Meeting

The July 14, 2009 meeting of the Capital Development Board was held by video-conference at the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois and the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, IL 62706.

The following Board Members were present:

**Chicago**

Anthony R. Licata, Chairman  
Mark J. Ladd joined the meeting at 10:42 a.m.  
Michael Chin  
Stewart Munoz  
Reagen Atwood

**Springfield**

Glyn Ramage

Others present:

**Chicago**

Darryl Harris, CDB  
Ron Wright, CDB  
Don Broughton, CDB  
Jesse Martinez, CDB  
Karen Fredrickson, CDB  
Ngozi Okorafor, CDB  
Joseph Vitosky, U of I  
Mike McCue, AECOM  
K. C. Wigle, Gilbane  
Mike Brown, Gilbane  
David Agazzi, Joliet Jr. College  
Judy Thorson, Harper College  
Jeffrey Sronkoski, Legat Architects

**Springfield**

Jim Riemer, Executive Director, CDB  
Jim Underwood, CDB  
Fred Hahn, CDB  
Candy Bearden, CDB  
Meredith Jamison, CDB  
Lisa Mattingly, CDB  
Marcy Joerger, CDB

Chairman Licata called the meeting to order at 9:36 a.m.

For the record, Chairman Licata and members Reagen Atwood, Stewart Munoz and Michael Chin were present at the meeting site. Board Member, Glyn Ramage was present via video-conference in CDB's Springfield Office.

Mr. Munoz moved and Mr. Chin seconded a motion for adoption of the agenda. Chairman Licata called for a vote, which was approved unanimously.

Mr. Ramage moved and Mr. Munoz seconded a motion to approve the minutes of the June 9, 2009 meeting. Chairman Licata called for a vote, which was approved unanimously.

Chairman Licata requested an introduction of guests in both Springfield and Chicago.

Mr. Wright gave presentation on the following proceed order for approval:

**Illinois Department of Human Services**

Correct HVAC Deficiencies  
Elizabeth Ludeman Developmental Center  
Park Forest, Cook County, Illinois  
CDB Project No. 321-110-060

A/E: CCJM Engineers, Ltd, Chicago, IL

Proceed order requested. .... \$143,328.58

Board Member, Mark Ladd joined the meeting at 9:40 a.m.

Ms. Lisa Mattingly joined the meeting at 9:42 a.m.

Mr. Ramage moved and Mr. Ladd seconded a motion to approve the proceed order. Chairman Licata called for a vote, which was approved unanimously.

Mr. Wright gave presentation on the following proceed order for approval:

**Illinois Community College Board**

Student Services Center / Parking Facility  
Truman City College  
Chicago, Cook County, Illinois  
CDB Project No. 810-010-005

A/E: STV, Chicago, IL

Proceed order requested. .... \$168,365.00

Mr. Ladd moved and Mr. Munoz seconded a motion to approve the proceed order. Chairman Licata called for a vote, which was approved unanimously.

Mr. Wright gave presentation on the following change order for approval:

**Illinois Department of Higher Education**

Remodel Mumford Hall  
University of Illinois @ Urbana-Champaign  
Urbana, Champaign County, Illinois  
CDB Project No. 830-010-284

A/E: Moorhead Gruber Architects, Champaign, IL

Change order requested. . . . . \$253,995.00

Mr. Ladd moved and Mr. Chin seconded a motion to approve the change order. Chairman Licata called for a vote, which was approved unanimously.

Mr. Broughton presented the following A/E selection recommendation:

1.	039-150-161	<b>Department of Agriculture</b> Replace Roofing System – Admin. Bldg. Illinois State Fairgrounds Springfield, Sangamon County, IL 1. S T R Partners LLC 2. Bauer Latoza Studio Ltd. 3. Allied Design Consultants, Inc.	Appropriation: \$2,220,472 Project Cost: \$2,220,472
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Mr. Munoz moved and Mr. Ramage seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

Mr. Broughton presented the following A/E selection recommendation:

2.	546-260-015	<b>Department of Military Affairs</b> Replace Windows, Peoria Army and Aviation Support Facility Peoria, Peoria County, IL 1. L Z T Associates, Inc. 2. Wade Richard Architects, P C 3. Farnsworth Group, Inc.	Appropriation: \$280,000 Project Cost: \$280,000
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Mr. Ramage moved and Ms. Atwood seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

Mr. Broughton presented the following A/E selection recommendation:

3.	546-310-007	<b>Department of Military Affairs</b> Replace Vehicle Exhaust System Crestwood Armory, Cook County, IL 1. O & N Engineering Development, PC 2. Nova Engineering PC 3. W M A Consulting Engineers Ltd	Appropriation: \$80,000 Project Cost: \$80,000
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Mr. Munoz moved and Mr. Ladd seconded a motion to approve the recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

Mr. Broughton presented the following ICCB A/E selection recommendation:

1.	810-048-019	<b>Illinois Community College Board</b> Construction Facility Services and Central Shipping/Receiving Departments Joliet Junior College – Will County 1. Legat Architects, Inc.	Appropriation: \$8,815,900 Project Cost: \$11,754,500
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Mr. David Agazzi with Joliet Junior College discussed with the Board the Joliet Junior College Complex Master Plan.

Mr. Chin moved and Mr. Munoz seconded a motion to approve the Illinois Community College Board's recommendation for the selection of architects/engineers. Chairman Licata called for a vote, which was approved unanimously.

Mr. Broughton presented the following Construction Manager selection recommendation:

1.	810-048-019	<b>Illinois Community College Board</b> Construction Facility Services and Central Shipping/Receiving Departments Joliet Junior College – Will County 1. Gilbane Building Company, Chicago	Appropriation: \$8,815,900 Project Cost: \$11,754,500
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Mr. Ladd moved and Mr. Munoz seconded a motion to approve the Illinois Community College Board's recommendation for the selection of a construction manager. Chairman Licata called for a vote, which was approved unanimously.

Mr. Broughton presented the following Construction Manager selection recommendation:

1.	810-032-023	<b>Illinois Community College Board</b> Renovate Engineering and Technology Center, William Rainey Harper College 1. Power Construction Company 2. Turner Construction Company	Appropriation: \$6,778,900 Project Cost: \$27,115,700
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Ms. Judy Thorson with Harper College discussed Harper College's recommendation for Construction Manager.

Ms. Atwood moved and Mr. Ladd seconded a motion to approve the William Rainey Harper College's recommendation for the selection of a Construction Manager. Chairman Licata called for a vote, which was approved unanimously.

Chairman Licata noted the following informational items:

1. IL Department of Military Affairs modification
2. A/E Selections approved by the Executive Director

Mr. Broughton explained to the Board the modification submitted as an informational item in the amount of \$363,646 for CDB Project No. 546-395-001, Illinois Department of Military Affairs, Construct Armed Forces Reserve Center, Southern Illinois Airport, Carbondale, Jackson County, Illinois.

Chairman Licata updated the Board on the proposed Clearinghouse Program for MBE/FBE A/E selections. Chairman Licata requested that CDB staff make the link to prequalification easily accessible on the home page of CDB's website.

Executive Director Riemer explained BIM (Building Information Model) to the Board and stated that Ms. Hope Alexander is scheduling a presentation on BIM for the Advisory Council. Executive Director Riemer stated that CDB is actively looking at BIM.

For the record, Chairman Licata made full disclosure to CDB's Chief Legal Counsel, Fred Hahn, that Ms. Alexander is an employee of a firm that is a law client of Shefsky & Froelich, Ltd.

Director Riemer updated the Board on upcoming procedures that follow the signing of the Capital Bill.

Deputy Director Harris announced to the Board that, even with the lower number of CDB projects during the past fiscal year, CDB has increased its MBE/FBE goals from 12 to 22%. He also stated that the MBE/FBE goals almost doubled for both contractors and A/E selections.

Mr. Chin reported that the Board Audit Sub-committee met and reviewed the current CDB audits. The Board Audit Sub-Committee recommended the Board accept approval of the current CDB audits listed below:

- ALPLM – Internal
- FY2005 Financial – External
- Building Inventory System – Internal
- School Grant Program – Internal
- Small/Emergency Contracts – Internal
- FY2006 Financial/Compliance – External
- Change Orders – Internal
- Bidding and Awarding – Internal
- FY2007 Financial – External
- A/E Selection – Internal
- A/E Fee Negotiation – Internal
- FY2008 Financial/Compliance – External
- Design Modifications – Internal
- Fiscal Control and Internal Auditing Act – Internal
- IT Security - Internal

Mr. Chin moved and Mr. Munoz seconded a motion to approve the recommended audits. Chairman Licata called for a vote, which was approved unanimously.

Executive Director Riemer welcomed Ms. Lisa Mattingly back to CDB as the Administrator of Professional Services.

Chairman Licata expressed the Board's gratitude to the Board Audit Sub-Committee and Mr. Chin as the Chair for their review of the audits.

Mr. Munoz moved and Mr. Ladd seconded a motion to adjourn. Chairman Licata called for a vote, which was approved unanimously. Motion carried and the meeting adjourned at 11:14 a.m.



**CAPITAL DEVELOPMENT BOARD**

agenda item

Subject: *Modifications*

**Office of the Capitol Architect**

- A. Upgrade HVAC  
Capitol Building  
Springfield, Sangamon County, Illinois  
CDB Project No. 006-100-004

A/E: Henneman Engineering, Inc.

Modification No. 8 requested .....\$1,173,965.00

**Illinois Department of Military Affairs**

- B. Construct Combined Support Maintenance Shop  
Camp Lincoln  
Springfield, Sangamon County, Illinois  
CDB Project No. 546-325-057

A/E: Hanson Professional Services, Inc.

Modification No. 2 requested .....\$248,950.00

**Illinois Department of Higher Education**

- C. Renovation of Memorial Hall  
Western Illinois University  
Macomb, McDonough County, Illinois  
CDB Project No. 818-010-093

A/E: Wright & Associates, Inc.

Modification No. 13 requested .....\$340,000.00

## **Executive Summary for Board Level Modification**

**CDB Project No.** 006-100-004  
**Project Description:** Upgrade HVAC  
**Project Location:** Capitol Building  
Springfield, Sangamon County, Illinois

### **Project History:**

Scope of the project is to upgrade the HVAC system in the Capitol Building. Phase 2 upgrades the West Quadrant of the Capitol Building. This includes an upgrade of the HVAC system, and modifications to meet Life Safety and ADA requirements.

### **Requested Action:**

This modification will compensate the A/E as an additional service for the added scope. Included in this modification will be compensation for creation of a 3-D Revit Model, eight (8) additional fire/exit models and the creation of Construction Drawings in Revit format.

This modification will also incorporate the latest versions of all CDB manuals, documents and guidelines. The overall project schedule for Phase II is outlined on the attached Appendix A M-8.

We are requesting approval of Modification No. 8 in the amount of \$1,173,965, which consists of compensation to the A/E for added scope, creation of a 3-D Revit Model, and latest versions of the CDB manuals and pertinent documents.

**State of Illinois  
Capital Development Board**

**Request for Board Approval of Modification to  
Professional Services Agreement**

**Project Number:** 006-100-004  
**Contract Number:** 54-0120-10  
**Modification No.:** 8

**Using Agency:** Capitol Architect's Office  
**Description:** Upgrade HVAC, Ph 2  
Capitol Building

**Total Project Budget:**  
**Unobligated Funds:**

**Project Manager:** Ed James  
**Unit Manager:** Ron Wright

**Project Status:** Design

**Architect-Engineer:** Henneman Engineering, Inc.

**PURPOSE OF THIS AGREEMENT:** Modification No. 8 will modify Basic Services to reflect the increase in budget due to increase in scope. Included as Additional Services will be compensation to run additional fire modeling scenarios, to create a Revit Model for the Capitol, and to provide compensation for various presentations developed for the leadership.

**SUBJECT AGREEMENT AMENDED AS FOLLOWS:**

AGREEMENT SUMMARY	Total Obligation Per Original Agreement	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation Including this Modification
1. Basic Services	\$ 283,820.00	\$ 3,006,412.00	\$ 0.00	\$ 3,076,412.00
2. Additional Services	\$ 4,000.00	\$ 484,000.00	\$ 1,139,865.00	\$ 1,623,865.00
3. CAF	\$ 8,800.00	\$ 104,800.00	\$ 34,100.00	\$ 138,900.00
4. On-Site Observations	\$ 0.00	\$ 464,000.00	\$ 0.00	\$ 464,000.00
5. Reimbursables	\$ 57,650.00	\$ 196,150.00	\$ 0.00	\$ 196,150.00
6.	\$	\$	\$	\$
7.	\$	\$	\$	\$
8.	\$	\$	\$	\$
9.	\$	\$	\$	\$
10.	\$	\$	\$	\$
11.	\$	\$	\$	\$
12.	\$	\$	\$	\$
<b>TOTALS</b>	\$ 354,270.00	\$ 4,255,362.00	\$ 1,173,965.00	\$ 5,429,327.00

State of Illinois  
Capital Development Board

# MODIFICATION

Professional Services Agreement

Modification No. 8

Project No. 006-100-004

Date: 8/27/2009

**FIRM NAME, ADDRESS**

Henneman Engineering, Inc  
1605 South State St  
Champaign, IL 61820

**PROJECT:**

HVAC Upgrade, Phase II  
Capitol Building  
Springfield, Sangamon

**This Modification**

- ☐ Establishes a Full Service Agreement  
☒ Increases the Full Service Agreement By 27%  
☐ Decreases the Full Service Agreement By %

**AGREEMENT**

Date: 4/22/2004

Number: 54-0120-10

**PURPOSE OF THIS AGREEMENT MODIFICATION:**

This project has been on hold status awaiting construction funding. During this time frame there has been additional scope added to the project. The preliminary estimate for the added scope is presently \$8,486,000.00 bringing the total construction budget to \$19,171,800.00. This modification will compensate the A/E as an additional service for the added scope. Included in this modification will be compensation for creation of a 3-D Revit Model, 8 additional fire/exit models and the creation of Construction Drawings in Revit format. This modification will also incorporate the latest versions of all CDB manuals, documents and guidelines. The overall project schedule for Phase II is outlined on the attached Appendix A M-8.

**SUBJECT AGREEMENT AMENDED AS FOLLOWS: See chart below**

AGREEMENT SUMMARY	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation Including this Modification
1. Basic Services	\$283,820.00	\$2,722,592.00	\$3,006,412.00		\$3,006,412.00
2. C.A.F.	\$8,800.00	\$96,000.00	\$104,800.00	\$34,100.00	\$138,900.00
3. Additional Services	\$4,000.00	\$480,000.00	\$484,000.00	\$1,139,865.00	\$1,623,865.00
4. On-Site Rep		\$464,000.00	\$464,000.00		\$464,000.00
5. ACBM Sampling	\$5,000.00		\$5,000.00		\$5,000.00
6. XRF LBP	1650		\$1,650.00		\$1,650.00
7. Elect. Gear Rdgs.	5000		\$5,000.00		\$5,000.00
8. GC Patch/Repair	\$25,000.00	\$27,000.00	\$52,000.00		\$52,000.00
9. Reproduction	\$1,000.00	\$25,000.00	\$26,000.00		\$26,000.00
10. K&H Clean/Tmg.		\$6,500.00	\$6,500.00		\$6,500.00
11. T&B Verification	\$20,000.00	\$80,000.00	\$100,000.00		\$100,000.00
12.			\$ 0.00		\$ 0.00
13.			\$ 0.00		\$ 0.00
<b>TOTALS</b>	<b>\$354,270.00</b>	<b>\$3,901,092.00</b>	<b>\$4,255,362.00</b>	<b>\$1,173,965.00</b>	<b>\$5,429,327.00</b>

C.A.F. ADJUSTMENT \$34,100.00

C.A.F. TOTAL \$138,900.00

CDB FISCAL (FUNDS AVAILABLE)

\$ \_\_\_\_\_

My review of this modification has determined that the circumstances which have necessitated this modification: Were not reasonably foreseeable at the time the contract was signed; were not within the contemplation of the contract as signed; or, are in the best interest of the State of Illinois; and are authorized by law, as described above.  
(Applicable only to modifications increasing or decreasing the contract amount more than \$10,000.00

or extending the contract time 30 days or more.)

Prepared by:

*Charles Boyd*  
Contract Executive 08/27/2009

Approved by

Legal:

CAPITAL DEVELOPMENT BOARD

By:

CDB 84-4-1 Rev. 04/01

USING AGENCY

By

*R. M. Wright*  
REGIONAL MANAGER

FIRM: Henneman Engineering Inc.

By:

Title:

*John O. Bell*  
Vice President

**Bearden, Candy**

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**From:** McGeath, Dean L. [deanm@ilga.gov]  
**Sent:** Wednesday, September 09, 2009 11:09 AM  
**To:** Wright, Ron  
**Cc:** Bearden, Candy  
**Subject:** HVAC Modification No. 8

Modification No. 8 is for additional scope added to the project. The estimate for the added scope is approximately \$8.5M, which will also increase the construction budget. This modification will compensate the A/E for the additional service for the added scope. Included in this modification will be compensation for the creation of a 3-D Revit Model, 8 additional fire/exit models and the creation of Construction Drawings in Revit form, and compensation for various presentations developed for Leadership.

I agree with this modification for additional services and I am in favor, however, as you know this modification will have to be presented to my Office of the Architects Board for approval after the CDB Board has approved.

Dean McGeath  
Acting Director  
Office of the Architect of the Capitol



# Henneman Engineering Inc.

Champaign:  
1605 South State Street  
Champaign, Illinois 61820-7240  
T 217.359.1514  
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Toll Free 888.616.0216  
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Ralph J. Henneman, P.E.  
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Elizabeth L. Douglas, P.E.  
Thomas N. Bice, P.E.  
Jeffrey A. Treiber, P.E.  
Kip B.F. Doyle, P.E.  
Paul G. Boland, P.E.  
Todd A. Spacek, P.E.  
Karl F. Miller, P.E.  
Jacob M. Unzicker, AIA  
Herman W. Lehr

August 21, 2009

Capital Development Board (CDB)  
3<sup>rd</sup> Floor, William G. Stratton Building  
401 South Spring Street  
Springfield, IL 62706-4050

Attn: Charles Boyd

Subject: HVAC Upgrade Phase II & III  
CDB #: 006-100-004

Contract Modification to Professional Services Agreement HEI #3401E

Dear Charles,

As you know, we negotiated Modification No. 6 for the Capitol HVAC project, copy attached, and this modification was approved on April 23, 2007. Since that time, the design team has performed additional design and presentations requested by leadership, and the projects budget has increased from \$16.9 million to \$22.724 million. The design team also to have a scanned digital 3-D Revit model created of the entire Capitol's interior and exterior.

I have prepared the following contract modification request presenting each of the additional services requested along with supporting documentation for our request. We would like to meet with you to negotiate and approve this modification request so that it can be presented at the CDB's September Board meeting.

The documents enclosed are the following:

**I. Create Revit Model of Capitol -**

Quanta Point will perform a 3-D laser scan of the entire Capitol, both interior and exterior and create a 3-D Revit Model at a medium level of detail. A 3-D Revit Model at a high level of detail will be executed for the following locations:

**\$177,600**

- House and Senate Chambers
- All Hearing Rooms
- Public Spaces
- Rotunda
- Grand Staircase
- Rotunda Stairs
- Room 114, Room 212
- Governor's Office Suite
- Secretary of State Office Suite
- Elevator Lobbies 1<sup>st</sup> - 9<sup>th</sup> floors

Chicago

Dallas

Iowa City

Madison

Milwaukee

St. Louis

Industrial Technology Group  
Chicago  
Champaign



# Henneman Engineering Inc.

## Main Public Corridors.

A detailed scope listing of this work is presented in QuantaPoints attached quotation, and pricing shown under F. Project Deliverables and Commercial Information. We have chosen to pursue Add Alternates No. 1, No. 2 and No. 3.

### Schirmer Engineering – Additional Services 7/30/07 thru 5/17/08

\$44,392

After completion of their contract work for the Modeling (Mod 7) Schirmer Engineering was requested by CDB to perform additional life-safety modeling and make several presentations to Leadership. Schirmer has documented the tasks performed and costs of all additional tasks on the attached sheet.

### II. Vinci-Hamp – Additional Services through 4/2/08

\$ 40,340

Working with Schirmer Engineering to develop floor plan changes in the Capitol to support the desired life-safety improvements, Vinci-Hamp performed additional design services. The attached supporting documentation presents the tasks performed and presentations made at the request of CDB and leadership.

### III. Vinci Hamp Additional Services -

\$ 11,767

Vinci-Hamp performed additional design work from 6/1/09 – 8/1/09 to:

- Prepare an analysis on location and restoration of historical ceilings.
- Analyze removal of West & East Quadrant Cast-Iron building column.
- Review scope documents from Phase I.

### IV. Hanson Engineers – Additional Services -

\$ 4,800

Hanson Engineers performed the structural analysis on the possibility of removing the cast-iron building column in the west quadrant.

### V. Scope Additions after April 2007 -

731,490

~~520,000~~

The contract Mod. No. 6 was based upon a construction budget of ~~600~~ million which was predominantly HVAC construction. Additional building improvements have resulted from the life-safety analysis and Leadership requests for building renovations. Considering these improvements, the project's construction budget is now \$22,724,000, an increase of \$5,824,000. We would request the same fee, ~~8.81%~~, that CDB agreed to for the work added on Mod. 6.

19,171,800

8.62

8,426,000

10,685,800



# Henneman Engineering Inc.

- VI. Schimer Engineering – Additional Services -** **\$322,300**  
Schimer Engineering will perform eight additional fire/exiting models to validate life-safety compliance of the Capitol with the two new staircases and other architectural improvements; cost for the eight model runs is \$143,000. Schimer will also design the high rise fire alarm system; cost is \$78,000. Schimer will perform design of the wet-pipe sprinkler system throughout the building to ensure that we achieve a fully sprinklered building. We will also design the removal of existing sprinkler piping from beneath historic plaster ceilings that may be restored in the future. The design cost for this work is \$72,000.
- VIII. Creation of Construction Drawings in Revit -** **\$93,515**  
The design team had previously submitted a PA/SD and neared completion of DD with basic AutoCad drawings. The design team's Architect, MEP Engineer, and Structural Engineer will encounter additional work to change, and start CD's at this point in Revit.
- IX. Henneman Engineering Additional Services -** **\$19,000**  
Since we restarted the project in May 2009, we have performed additional analysis and design to restart the project.

Total Mod 7 Request = *1,445,200*

Any questions, please contact me.

Best regards,  
HENNEMAN ENGINEERING, INC.

Paul G. Boland, P.E.  
Vice President, Director of Champaign Office



## **Executive Summary for Board Level Modification**

**CDB Project No.** 546-325-057  
**Project Description:** Construct Combined Support Maintenance Shop  
**Project Location:** Camp Lincoln – DMA  
Springfield, Sangamon County, Illinois

### **Project History:**

The Illinois Department of Military Affairs has been able to secure a commitment for an additional \$7.5 million from National Guard Bureau (NGB) in Washington to increase the scope and budget of this project. The Illinois Army National Guard (ILARNG) Combined Support Maintenance Shop (CSMS) is a 30,700 square foot surface vehicle maintenance center for military equipment. The revised project scope is a combination of adding new space and remodeling of the existing CSMS to equal a new gross square foot facility of 82,732 located at Camp Lincoln in Springfield. The project includes administrative space, men's and women's locker rooms, restrooms, showers, supply rooms, tool rooms, all allied trade specialty areas, vehicle maintenance bays, classrooms, break rooms, military and public parking area and other spaces identified on the DD form 1390/91. The design-build construction budget is now \$15,000,000 with an additional percentage held by NGB for contingencies.

The fee for writing the design- build proposal is limited to \$573,000 minus the value of the original work performed by Hanson, most of which can be moved into the new bridging document. These funds are in addition to the D-B construction project funds. The new project scope includes a site adjacent to the existing CSMS which was not considered or investigated in the earlier project, Hanson will be required to perform additional survey and soil investigations. A new 3-4 day design charrette will be required to thoroughly develop the entire new revised project scope.

It is the intent of the DMA that following the award of the D-B project the Hanson contract be modified again to conduct construction inspection/observation; the review of design and shop drawings for adherence to the scope; enhanced building commissioning; and LEED documentation and certification including fees associated with same.

### **Requested Action:**

We are requesting approval for design build bridging contract Modification No. 2 in the amount of \$248,950.00.

**State of Illinois**

**Capital Development Board**

Project Number: 546-325-057  
 Contract Number: 58-0227-10  
 Modification No.: 2  
 Total Project Budget: \$15,000,000.00  
 Unobligated Funds: 250,000.00  
 Project Manager: Gary Kitchen  
 Regional Manager: Ron Wright

**Request for Board Approval of Modification to Professional Services Agreement**

Using Agency: Department of Military Affairs  
 Project: Construct Combined Maintenance Support Shop  
 Description: Camp Lincoln  
 Springfield, Sangamon County

Project Status: D/B Bridging Document Production

Architect-Engineer: Hanson Professional Services, Inc.

**PURPOSE OF THIS AGREEMENT:**

Adjust the professional service fees and delivery schedule to reflect a two fold increase of the scope and budget. This is a Design/Build project, Hanson Engineers is responsible for preparation of the bridging documents. The Illinois Department of Military Affairs was able to secure a \$7.5 million increase in the project budget from the National Guard Bureau in Washington. The funds for construction are scheduled for release prior to the end of the Federal fiscal year (FY'11) or September 30, 2011 at which time the RFP soliciting interest in this Design /Build project will be offered. This project is 100% federally funded and the fees are based on the federal fee guidelines. The bridging documents had been completed to an approximately 70% level on the original scope of work.

**SUBJECT AGREEMENT AMENDED AS FOLLOWS:**

AGREEMENT SUMMARY	Total Obligation Per Original Agreement	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation Including this Modification
1. Basic Services	\$ 172,000.00	\$ 172,000.00	\$ 260,000.00	\$ 432,000.00
2. Additional Services	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
3. CAF	\$ 5,200.00	\$ 5,200.00	\$ 11,700.00	\$ 16,900.00
4. On-Site Representation	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 16,000.00
5. Commissioning/LEED	\$ 70,750.00	\$ 70,750.00	\$ (-30,750.00)	\$ 40,000.00
6. Environmental Investigation	\$ 27,050.00	\$ 27,050.00	\$ 0.00	\$ 27,050.00
7. Reproduction	\$	\$	\$	\$
8. Subsoil Investigation	\$	\$	\$	\$
9. Design Testing	\$	\$	\$	\$
10. Construction Testing	\$	\$	\$	\$
11.	\$	\$	\$	\$
12.	\$	\$	\$	\$
TOTALS	\$ 283,000.00	\$ 283,000.00	\$ 248,950.00	\$ 531,950.00

State of Illinois  
Capital Development Board

# MODIFICATION

Professional Services Agreement  
Modification No. 2  
Project No. 546-325-057  
Date: 6/11/2009

**FIRM NAME, ADDRESS**

Hanson professional Services, Inc.  
1525 South Sixth Street  
Springfield, IL 62703

**PROJECT:**

Construct Combined Support Maintenance Shop  
Camp Lincoln  
Springfield, Sangamon County

**This Modification**

- ☐ Establishes a Full Service Agreement  
☐ Increases the Full Service Agreement By %  
☐ Decreases the Full Service Agreement By %

**AGREEMENT**

Date: 2/5/2008  
Number: 58-0227-10

**PURPOSE OF THIS AGREEMENT MODIFICATION:** Adjust project fee and schedule due to change in budget and scope.

**SUBJECT AGREEMENT AMENDED AS FOLLOWS:** See chart below

- Charrette: 6/24/08 thru 6/26/08, TBD, but within 45 days of execution of modification *for CB*
- 25% bridging document now due 06/04/09, 10/01/09 *for CB*
- 100% bridging document now due 09/01/10, 10/01/10 *for CB*
- Commissioning / LEED and On-Site Representation to be included in MOD 3.
- Subsoil Investigation and Environmental Investigation are Reimbursables.

Balance of:

**AGREEMENT SUMMARY**

	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation Including this Modification
1. Basic Services	\$172,000.00		\$172,000.00		\$432,000.00
2. C.A.F.	\$5,200.00		\$5,200.00	\$11,700.00	\$16,900.00
3. Additional Services			\$ 0.00		\$ 0.00
4. On-Site Rep			\$ 0.00		\$ 0.00
5. Subsoil Investigation	\$8,000.00		\$8,000.00	\$8,000.00	\$16,000.00
6. Design Testing			\$ 0.00		\$ 0.00
7. Construction Testing			\$ 0.00		\$ 0.00
8. Reproduction			\$ 0.00		\$ 0.00
9. Commissioning/LEED	\$70,750.00		\$70,750.00	(\$30,750.00)	\$40,000.00
10. Environmental Inv.	\$27,050.00		\$27,050.00	\$0.00	\$27,050.00
11.			\$ 0.00		\$ 0.00
12.			\$ 0.00		\$ 0.00
<b>TOTALS</b>	<b>\$283,000.00</b>	<b>\$ 0.00</b>	<b>\$283,000.00</b>	<b>\$248,950.00</b>	<b>\$531,950.00</b>

C.A.F. ADJUSTMENT \$11,700.00

C.A.F. TOTAL \$16,900.00

CDB FISCAL (FUNDS AVAILABLE)

\$

My review of this modification has determined that the circumstances which have necessitated this modification: Were not reasonably foreseeable at the time the contract was signed; were not within the contemplation of the contract as signed; or, are in the best interest of the State of Illinois; and are authorized by law, as described above.  
(Applicable only to modifications increasing or decreasing the contract amount more than \$10,000.00 or extending the contract time 30 days or more.)

REGIONAL MANAGER

Prepared by:

*Charles Boyd*

Project Manager

Date

Approved by

Legal

CAPITAL DEVELOPMENT BOARD

By:

Rev. December 2004

USING AGENCY

By

FIRM:

By:

Title:

RANDALL SCOTT

*Robert Cusick*

ROBT. CUSICK



May 6, 2009

Facilities and Engineering Directorate

SUBJECT: A/E Contract Modification Design-Build Project, Combined Support Maintenance Shop #1, Add/Alt, Springfield, IL, - CDB Project Number 546-325-057

Capital Development Board  
ATTN: Mr. Charlie Boyd  
Third Floor, Stratton Office Building  
401 South Spring Street  
Springfield, Illinois 62706-4050

Dear Charlie:

The Department of Military Affairs (DMAIL) requests that an A/E modification be developed to enhance the scope and budget of the above subject project number by Hanson Professional Services. Please note that the official name has changed ("Phase I" has been removed and "#1, Add/Alt" been added) to meet the NGB project name. The design-build contract will be awarded prior to the end of Federal FY 2011 (September 30, 2011), subject to the federal funding availability. The project budget and scope summary is as follows:

The Illinois Army National Guard (ILARNG) existing Combined Support Maintenance Shop (CSMS) #1 is a 30,700 SF surface vehicle maintenance center for military equipment. The new project is a combination of adding new space and remodeling the existing CSMS to equal a new gross square foot facility of 82,732 to be located at Camp Lincoln, Springfield, IL. The project includes administrative space, men and women locker rooms, restrooms, showers, supply rooms, tool rooms, all allied trade specialty areas, vehicle maintenance bays, classrooms, break rooms, military and public vehicle parking areas and other spaces that are listed in the enclosed DD Form 1390/91. The design-build project budget is \$15,000,000, with an additional 5% of the construction cost held at NGB for a construction contingency.

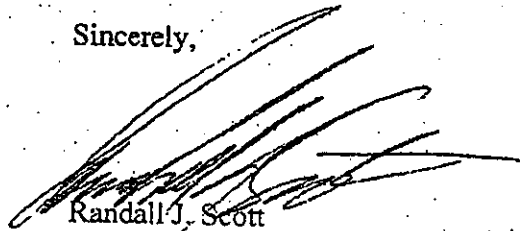
The fee for writing the design-build proposal is limited to \$573,080 minus the value of work performed by Hanson for the Phase I document which can be moved into the new bridging document for the new project. These funds are in addition to the D-B construction project funds. Because the new project includes a site adjacent to the existing CSMS, which was not considered or investigated during Phase I, Hanson will require additional survey and soil investigations. A new 3-4 day planning charrette will also be required to thoroughly investigate the whole project scope now.

We request that after the D-B project is awarded, the Hanson contract be modified to conduct construction inspection and review of design and shop drawings for adherence to the scope and D-B design documents, enhanced building commissioning, LEED documentation and certification process (which includes any fees required for LEED certification). This A/E modification cannot exceed \$296,000.

As always, this agency is available to provide support to expedite the A/E modification execution. Please contact Mr. Terry Anderson at (217) 761-3850 of my staff, if any additional information is needed.

Your continued support is always appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Randall J. Scott", written over a series of horizontal lines.

Randall J. Scott  
Lieutenant Colonel, National Guard  
Director, Facilities and Engineering

Enclosure

## **Executive Summary for Board Level Modification**

**CDB Project No.** 818-010-093  
**Project Description:** Renovation of Memorial Hall  
**Project Location:** Western Illinois University  
Macomb, McDonough County, Illinois

### **Project History:**

The project was originally appropriated in July 2001, and the original scope of work was received March 19, 2002. The A/E contract was awarded to Wright and Associates on May 30, 2002. The project was then put on hold due to budget constraints for almost eight years. The project was reactivated this fiscal year (FY'10).

The \$9.8 million dollar project scope includes the renovation of the entire 82,800 square-foot Memorial Hall. The project ended up being done in three (3) phases plus an asbestos abatement project of the complete building. Phase 1 consisted of remodeling space in 5 other WIU building in order to move existing WIU staff out of Memorial Hall. The 4<sup>th</sup> Floor will remain occupied throughout the remodeling project because the university's TV studios are located there and it was cost prohibitive to temporary relocate all their equipment into another facility. Phase 2 is the bulk of the project which is being undertaken at this time. This includes all new interior walls, floors, ceilings, electrical system, HVAC, restrooms and a new elevator core on the exterior for 2 new passenger elevators. Phase 3 was a complete new roof. The new roof was originally part of Phase 2, but the roof had deteriorated and had to be pulled out as an additional phase and replace before Phase 2 was ready to go out for bid. The asbestos abatement project was a separate project where all the asbestos was removed from the building along with doing approximately 75% of the interior demolition.

### **Requested Action:**

This modification will provide additional compensation to the A/E for additional services required due to the project being done in three (3) phases, delays due to the project being stopped due to funding, additional meetings required by the using agency due to administration changes, program changes requested by the using agency due to administration changes requiring additional design work. This modification will cover all outstanding issues with Wright & Associates thru July 28, 2009, which span an 8-year budget "hold" timeframe.

We are requesting approval of Modification No. 13 in the amount of \$340,000.00, which will provide additional compensation for A/E services required as mentioned above.

**State of Illinois  
Capital Development Board**

**Request for Board Approval of Modification to  
Professional Services Agreement**

**Project Number:** 818-010-093  
**Contract Number:** 52-0253-10  
**Modification No.:** 13  
**Total Project Budget:** \$12,000,000.00  
**Unobligated Funds:** \$865,121.43  
**Project Manager:** Rich Meyer  
**Regional Manager:** Ron Wright

**Using Agency:** Western Illinois University  
**Project Description:** Renovation of Memorial Hall  
 Western Illinois University  
 McDonough County  
 Macomb, IL

**Project Status:** Construction

**Architect-Engineer:** Wright and Associates

**PURPOSE OF THIS AGREEMENT:**

This modification will provide additional compensation to the A/E for additional services required due to the project being done in three (3) phases, delays due to the project being stopped due to funding, additional meetings required by the using agency due to administration changes, program changes requested by the using agency due to administration changes requiring additional design work. This modification will cover all outstanding issues with Wright & Associates thru July 28, 2009.

This modification in the amount of \$340,000.00, hereby submitted for the Board's approval.

**SUBJECT AGREEMENT AMENDED AS FOLLOWS:**

AGREEMENT SUMMARY	Total Obligation Per Original Agreement	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation Including this Modification
1. Basic Services	\$ 0.00	\$ 685,700.00	\$	\$ 685,700.00
2. Additional Services	\$ 20,000.00	\$ 263,299.00	\$ 340,000.00	\$ 603,299.00
3. CAF	\$ 300.00	\$ 28,800.00	\$	\$ 28,800.00
4. On-Site Observations	\$ 0.00	\$ 237,180.00	\$ 0.00	\$ 237,180.00
5. Design Testing	\$ 0.00	\$ 520.00	\$ 0.00	\$ 520.00
6. Construction Testing	\$ 0.00	\$ 5,268.07	\$ 0.00	\$ 5,268.07
7. Reproduction	\$ 0.00	\$ 24,000.00	\$ 0.00	\$ 24,000.00
8. Asbestos Inspection	\$ 8,500.00	\$ 13,740.28	\$ 0.00	\$ 13,740.28
9. Bulk Sampling	\$ 1,600.00	\$ 1,296.00	\$ 0.00	\$ 1,296.00
10. Add Review Sets (10)	\$ 0.00	\$ 2,121.77	\$ 0.00	\$ 2,121.77
11. Asbestos Review (4/03- 7/05)	\$ 0.00	\$ 6,353.88	\$ 0.00	\$ 6,353.88
12.	\$	\$	\$	\$
<b>TOTALS</b>	\$ 30,400.00	\$ 1,268,279.00	\$ 340,000.00	\$ 1,608,279.00

State of Illinois  
Capital Development Board

# MODIFICATION

Professional Services Agreement

Modification No. 13

Project No. 818-010-093 (712)

Date: 8/14/2009

**FIRM NAME, ADDRESS**

Wright and Associates, Inc  
210 South Niles - P.O. Box 470  
metamora, IL 61548

**PROJECT:**

Renovate Memorial Hall  
Western Illinois University  
Macomb, McDonough County, Illinois

**This Modification**

- ☐ Establishes a Full Service Agreement  
☒ Increases the Full Service Agreement By 21%  
☐ Decreases the Full Service Agreement By 0%

**AGREEMENT**

Date: 5/30/2002

Number: 52-0253-10

**PURPOSE OF THIS AGREEMENT MODIFICATION:**

This modification will provide additional compensation to the A/E for additional services required due to the project being done in three (3) phases, delays due to the project being stopped due to funding, additional meetings required by the using agency due to administration changes, program changes requested by the using agency due to administration changes requiring additional design work. This modification will cover all outstanding known issues with Wright & Associates thru July 28, 2009.

**SUBJECT AGREEMENT AMENDED AS FOLLOWS: See chart below**

See attached Appendix "A" M-13

AGREEMENT SUMMARY	Total Obligation Per Original Agreement	Total Amount of Previous Modifications	Total Obligation Prior to this Modification	Total Amount of this Modification	Total Agreement Obligation Including this Modification
1. Basic Services	\$0.00	\$685,700.00	\$685,700.00		\$685,700.00
2. C.A.F.	\$300.00	\$28,500.00	\$28,800.00		\$28,800.00
3. Additional Services	\$20,000.00	\$243,299.00	\$263,299.00	\$340,000.00	\$603,299.00
4. On-Site Rep	\$0.00	\$237,180.00	\$237,180.00		\$237,180.00
5. Subsoil Investigation	\$0.00	\$0.00	\$ 0.00		\$ 0.00
6. Design Testing	\$0.00	\$520.00	\$ 520.00		\$ 520.00
7. Construction Testing	\$0.00	\$5,268.07	\$5,268.07		\$5,268.07
8. Reproduction	\$0.00	\$24,000.00	\$24,000.00		\$24,000.00
9. Asbestos Inspection	\$8,500.00	\$5,240.28	\$13,740.28		\$13,740.28
10. Bulk Sampling	\$1,600.00	(\$304.00)	\$1,296.00		\$1,296.00
11. Add Review Sets (10)	\$0.00	\$2,121.77	\$2,121.77		\$2,121.77
12. Asb review 4/03 - 7/05		\$8,353.88	\$8,353.88		\$8,353.88
13.			\$ 0.00		\$ 0.00
14.			\$ 0.00		\$ 0.00
<b>TOTALS</b>	<b>\$30,400.00</b>	<b>\$1,237,879.00</b>	<b>\$1,268,279.00</b>	<b>\$340,000.00</b>	<b>\$1,608,279.00</b>

**C.A.F. ADJUSTMENT**

C.A.F. TOTAL \$28,800.00

**CDB FISCAL (FUNDS AVAILABLE)**

\$

My review of this modification has determined that the circumstances which have necessitated this modification: Were not reasonably foreseeable at the time the contract was signed; were not within the contemplation of the contract as signed; or, are in the best interest of the State of Illinois; and are authorized by law, as described above.  
(Applicable only to modifications increasing or decreasing the contract amount more than \$10,000.00

or extending the contract time 30 days or more.)

Prepared by:

Rich Meyer  
Project Manager Rich Meyer

Approved by:

Legal

CAPITAL DEVELOPMENT BOARD

By:

USING AGENCY

By:

REGIONAL MANAGER

N/A

FIRM:

By:

Title:

C. Meyer  
PRESIDENT

Date:

24 AUG 2009



# APPENDIX "A" M - 13

A/E NAME: Wright and Associates, Inc

CDB PROJECT NO. 818 - 010 - 093 PHASE 2

CONSTRUCTION

BUDGET: \$9,328,427.00

CONTRACT NO. 52 - 0253 - 10

DESIGN BUDGET: \$8,395,584.00

## BASIC SERVICES FEE:

(Fee Calc & Requirements based on Sept Version PSA, DCM, CFN and SDC documents)

A.		\$685,700.00
B.	ADDITIONAL SERVICES: (See Attachment)	\$603,299.00
C.	CONSTRUCTION ADMINISTRATION: (CAF)	\$28,800.00

## TOTAL ITEMS A, B, C:

\$1,317,799.00

D. OVERHEAD & PROFIT MULTIPLIER (ITEMS B & E): 2.60

E. ON-SITE REPRESENTATIVE REIMBURSEMENT ALLOWANCE \$237,180.00

## F. REIMBURSABLE EXPENSES:

1.	SUB-SOIL INVESTIGATION:	\$0.00
2.	DESIGN PHASE MATERIAL TESTING	\$520.00
3.	CONSTRUCTION PHASE MATERIALS	\$5,268.07
4.	PRINTING BID DOCUMENTS IN EXCESS OF <u>30</u> SETS	\$24,000.00
5.	ASBESTOS INSPECTION	\$13,740.28
6.	ASBESTOS BULK SAMPLING	\$1,296.00
7.	ADDITIONAL REVIEW SETS PRINTING (in excess of 10)	\$2,121.77
8.	Asbestos review 4/03 thru 7/05	\$6,353.88

## TOTAL ITEM F:

\$ \$53,300.00

## PROJECT SCHEDULE - PHASE 2

### for Memorial Hall

Program Analysis	<u>07/27/2006</u>
Schematic Design	<u>07/27/2006</u>
Design Development	<u>12/18/2006</u>
50% Bid Documents	<u>08/01/2007</u>
75% Bid Documents	<u>N/A</u>
100% Bid Documents	<u>01/01/2008</u>
Bid Documents Released	<u>10/01/2008</u>
Prime Contract Bid	<u>11/06/2008</u>
Construction (Substantial)	<u>07/10/2010</u>
Construction (Close-out)	<u>08/24/2010</u>
A/E Contract Ending Date	<u>12/31/2010</u>

## BASIC SERVICES FEE PAYMENT SCHEDULE

Program Analysis	11%	
Schematic Design	9%	
Design Development	13%	
Bid Documents	34%	
Bid Phase	4%	
Construction Phase	22%	
Construction Close-out	7%	

Negotiated Start Date: \_\_\_\_\_

## FOR CDB USE ONLY:

Total Contract Obligation (A + B + C + E + F) \$ \$1,608,279.00



WESTERN  
ILLINOIS  
UNIVERSITY

August 31, 2009

Mr. Rich Meyer  
Capital Development Board  
3<sup>rd</sup> Floor Wm. Stratton Bldg.  
401 South Spring Street  
Springfield, IL 62706

Memorial (proper) Remodel – Western Illinois University  
CDB Project Number 818-010-093

Re: Wright and Associates contract Modification #13

Dear Mr. Meyer:

Please accept this letter as the University's response to the Capital Development Board's request for support to Wright's additional A/E fee claim.

WIU concurs with the CDB that Modification #13, in the amount of \$340,000.00 will provide additional compensation to Wright & Associates for additional services due to the following:

- 1.) the project being done in three (3) phases
- 2.) delays due to the project being stopped due to funding
- 3.) additional meetings required by the Using Agency due to Western Illinois University Administration changes
- 4.) Program changes requested by Using Agency due to many variables

Modification #13 should cover all outstanding issues with Wright & Associates thru July 28, 2009.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Michael A. Hott  
Architectural Superintendent

Cc: Craig Wright  
Bill Brewer

**CAPITAL DEVELOPMENT BOARD**



James A. Riemer, Sr., Executive Director

**Board Members**

Anthony R. Licata  
Chairman

Mark J. Ladd  
Glyn A. Ramage  
Michael Chin  
Stewart A. Munoz  
Reagen C. Atwood  
Stephen A. Toth

August 18, 2009

Mr. Craig Wright  
Wright and Associates, Inc.  
210 South Niles  
P.O. Box 470  
Metamora, IL 61548

Project Number: 818-010-093  
Project Name: Renovation of Memorial Hall  
Project Location: Western Illinois University  
Re: Modification 13

Dear Mr. Wright,

On Tuesday, July 28; Don Broughton, CDB Administrator of Contracts and I met with you in your office to discuss the claim which Wright & Associates (W&A) submitted to the Capital Development Board (CDB) on June 9, 2008 for an A/E Fee Adjustment. At the meeting, CDB offered a fee of \$340,000.00 to W&A to settle all outstanding issues for W&A thru July 28, 2009 for the Western Illinois University Memorial Hall Renovation Project.

On Friday, July 31, 2009, you and I had a phone conversation and you indicated W&A agreed to accept the \$340,000.00.

Please send me a letter on Wright and Associates letter head indicating that you (Craig Wright) have accepted CDB's offer of \$340,000.00 to W&A to settle all outstanding issues thru July 28, 2009 for the Western Illinois University Memorial Hall Renovation Project.

I appreciate your patience and professional manner as we worked out this agreement.

Please feel free to call me if you should have any questions.

Thank you.

Sincerely,

Ron Wright  
Construction Administrator  
Capital Development Board  
Springfield

cc: Jim Riemer - CDB  
Jim Underwood - CDB  
Don Broughton - CDB  
Rich Meyer - CDB

Wm. G. Stratton Building  
401 South Spring Street  
Third floor  
Springfield, Illinois  
62706-4050

James R. Thompson Center  
100 West Randolph Street  
Suite 14-600  
Chicago, Illinois 60601-3283

Dunn-Richmond Economic  
Development Center  
150 East Pleasant Hill Road  
Carbondale, Illinois 62901

1222 Shooting Park Road  
Suite 108  
Peru, Illinois 61354

217.782.2864  
217.524-0565 FAX  
217.524.4449 TTD

CAPITAL DEVELOPMENT BOARD

agenda item

Subject: *Proceed Orders*

**Illinois Department of Higher Education**

- A. Student Services Center / New Parking Facility  
Truman City College  
Chicago, Cook County, Illinois  
CDB Project No. 810-010-005

A/E: STV, Inc.

Proceed order G-10 requested ..... \$180,905.63

**Illinois Department of Corrections**

- B. Upgrade Power Plan  
Logan Correctional Center  
Logan County, Illinois  
CDB Project No. 120-135-051

A/E: Environmental Systems Design, Inc.

Proceed order H-7 requested ..... \$217,228.40

## **Executive Summary for Board Level Proceed Order**

**CDB Project No.** 810-010-005  
**Project Description:** Student Services Center/ Parking Facility  
**Project Location:** Truman City College  
Chicago, Cook County, Illinois

### **Project History:**

This Project is to construct a new building consisting of approximately 75,000 square foot Student Services Center on the first floor, and a seven-level enclosed parking garage for 1,138 student parking spaces located directly above.

Total funding for this project is \$55,000,000, with \$30,210,000 from Chicago City Colleges, \$14,790,000 from the State, and \$10,000,000 from the City of Chicago via Wilson Yard TIF funds.

This Project utilizes a Construction Manager, with construction contracts bid in phases under "Bid Package" procurement, comprised of multiple Prime Contracts in the individual bid packages.

Bid Packages #1, #2, #3, and #4 have been bid and awarded. Construction has been completed under BP #1 and BP #2. Bid Package #3 has been bid and awarded. The building superstructure / exterior envelope is well underway.

Bid Package # 4 is the Student Services Interior Build-Out & Sitework was bid and awarded in March 2009. Work under BP # 4 is scheduled to start in November of 2009 except for some interfacing work related to BP # 3 that will need to take place earlier.

Overall completion of the project is projected for August 2010.

### **Requested Action:**

This Proceed Order to Walsh Construction is a result of a User Request, to add back items deleted during cost reduction efforts early in the design of the four Bid Packages, namely " brick " pattern features and "color" stained concrete applied to select areas of the building exterior. Given that the bids came in well under projected budget, City Colleges decided to add these features back in to better integrate the building within the residential neighborhood, and to be consistent with renderings of the Project that were shown to the community at various presentations.

We are requesting approval of Proceed Order No. G-10, in the amount of \$180,905.63, for brick pattern formed precast concrete panels.

State of Illinois  
Capital Development Board

Request for Board Approval of Proceed Order

Project Number: 810-010-005 ph. 3  
Description : Student Services/ Parking Facility  
Truman City College  
Chicago, Illinois 60640  
Total Project Budget: \$ 55,000,000.00  
Unobligated Funds: \$ 9,631,112.79.  
Percent Completion: 10.00%  
Reason for Change: User Request

Using Agency: Illinois Community College Board  
Architect/Engineer: STV, Inc/  
200 W. Monroe, Suite 1650  
Chicago, Illinois 60606  
Project Manager: John Nalis

Description of Change: Provide " brick " pattern formed precast concrete panels with an applied color stain on approximately 50% of total exterior precast wall panels, in lieu of " flat " light sand-blasted panels specified. Provide anti-graffiti sealer on all precast concrete panels to 11'- 7" height. Of the \$180,905.63 total sum, \$15,562.00 is the cost of the anti-graffiti application.

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
Walsh Construction	General	\$ 180,905.63	\$ 22,212,772.0	0.81%
Total All Change Orders		\$ 180,905.63	\$ 22,212,772.00	0.81%
Completion Effect: N/A		days		

CDB596-3-1E Rev. 06/23/95

**PROCEED ORDER NO. G-10**

CDB PROJECT NO.: 810-010-005 Ph. 3

CONTRACT NO.: 59-0500-81

DATE: August 18, 2009

CONTRACTOR (Name, Address)  
Walsh Construction Company  
929 West Adams Street  
Chicago, Illinois 60607

PROJECT (Name, City, County)  
Student Services / Parking Facility  
Truman City College  
Chicago, Cook County

Contract Work: General

Using Agency: I.C.C.B.

**DESCRIPTION OF CHANGE IN WORK:**

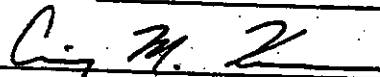
Provide "brick" pattern precast concrete panels with applied color stain on approximately 50% of total exterior precast wall panels in lieu of flat panels as specified. Lower level of all precast panels are to receive anti-graffiti sealer to 11'-7" height.

**Justification for the proceed order:**

User Request to reintroduce brick pattern with colored finish on exterior precast concrete panels in select areas deleted for cost reduction prior to bidding. This work cannot be delayed and is critical to maintaining fabrication schedule of the precast panels for the Project.

TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$ 180,905.63

Contractor Representative's Signature



Costs for work involved and change in Sum and Time (if any) will be submitted for inclusion in a RFP/CO adjusting the Contract Sum and/or Contract Time subject to the CDB procedures for processing contract changes as outlined in the Capital Development Board's Standard Documents for Construction. Approval and issuance of this document does not eliminate the requirement for the subsequent RFP/CO to be reviewed and approved by CDB to determine it to be fair and reasonable.

(Up to \$9,999)

Project Manager

Date

Authorization to Proceed  
by:

(Up to \$24,999)

Regional Manager

Date

(Up to \$49,999)

Construction Administrator

Date

(Up to \$74,999)

Deputy Director - Construction

Date

(Up to \$100,000)


Executive Director

Date

If Board Level insert  
Agenda Item No.

and Board Meeting Date

This Proceed Order  
DOES  
exceed the Board  
Level approval limit.

  
PM initial



# Walsh Construction

A MEMBER OF The Walsh Group

August 14, 2009

Mr. Neil Francis  
AECOM  
303 E. Wacker Drive  
Suite 900  
Chicago, IL 60601

RE: Potential Change Order # 5013a-e  
Document Number  
Truman College Parking Garage- 209005

Dear Mr. Francis,

This letter is to provide official notification of a potential project change as follows:

PCO Number: 5013c  
Date: 29-Jul-09  
Description: Exterior Cladding Changes - Brick Patterned Stained w/ Graffiti  
Proposed Amt: \$198,542.70  
Days Requested: 60  
Reference:

Notes: This change is to modify the precast per STV's rendering. There are several options that were requested, each has a different cost. The options are:

- a. Colored precast panels using dye  
This option is the most cost effective \$61,987.50
- b. Brick patterned precast staining the brick pattern  
This option is more expensive and may require additional fabrication time for the precast \$165,343.50
- ✓ c. Brick patterned precast stained with graffiti coating  
This has the staining of the precast onsite. The graffiti coating is the product as discussed with STV and is to be applied up to 11'-7" on the first floor only. \$180,905.63
- d. Brick patterned precast elastomeric paint brick pattern  
The elastomeric paint is a lower maintenance option than staining. Elastomeric paint is used on cast-in-place concrete buildings and is known for its durability and its resistance to peel. \$182,980.58
- e. Brick patterned precast elastomeric paint w/ graffiti coating  
The elastomeric paint is a lower maintenance option than staining. Elastomeric paint is used on cast-in-place concrete buildings and is known for its durability and its resistance to peel. The graffiti coating is the product as discussed with STV and is to be applied up to 11'-7" on the first floor only. \$198,542.70

Per the terms and conditions of our contract, we request an official Notice to Proceed to start this extra work without further delay to the construction schedule. We also require a Change Order for this extra work by 8/20/09. If you have any questions, please contact the undersigned at (773) 907-0952 as soon as possible.





August 17, 2009

Mr. John Nalis  
Senior Project Manager  
Capital Development Board  
100 West Randolph Street - Suite 14-600  
Chicago, IL 60601

Reference: Truman College  
New Parking Garage / Student Services Facility  
CDB Project # 810-010-005 - Contract #57-0207-10  
STV Job #30-12957  
Precast Concrete Modification

Dear Mr. Nalis:

Early in the design process for the Truman College Parking Garage and Student Services building we had proposed embedding thin brick in approximately half of the exterior precast concrete wall panels of the building. This technique would give the panels the exact appearance of a true masonry wall. Unfortunately, after preparing cost estimates for this building it became quickly apparent that if we were to stay in budget we would need to remove everything from the structure that was noncritical. We had estimated that by eliminating this feature we could save about \$200,000 from the construction cost of the exterior facades.

Recently it had been expressed by Truman College that they would like to add this feature back into the project. After consulting with Walsh Construction and the contractor providing the wall panels, it was learned that we could bring this aesthetic element back to the facades using a special form liner in the panel molds to achieve this look. A concrete stain would then be rolled onto the outermost surface of the panels to enhance the brick pattern. Lastly, the first level of the building would have an anti-graffiti sealer placed over the panels to assist the College in the removal of any potential defacement in the future.

STV would recommend adding this design element to the project.

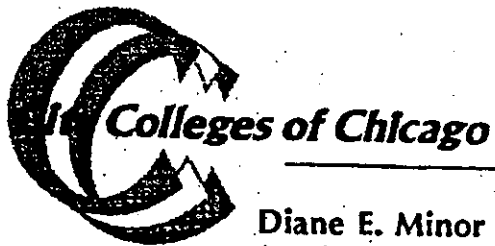
Please feel free to call should you have any questions.

Sincerely,

STV Incorporated

Terence Russell, AIA, LEED® AP  
Assistant Project Manager

cc: D. Ramm  
K. Mackenzie  
STV Chicago Offices File



**Diane E. Minor**  
Associate Vice Chancellor  
Administrative Services

August 21, 2009

**Karen Fredrickson**  
Regional Manager, Region 1  
Capital Development Board  
State of Illinois  
100 West Randolph Street 14-600  
Chicago, Illinois 60601

RE: City Colleges of Chicago Truman Student Services and Parking Facility

Dear Director Fredrickson:

During the planning phases of the Truman College Student Services and Parking Facility project, some line items were omitted during the value engineering phase in order to meet estimated budget demands. Now that bids on the packages are coming in under the projected estimates, City Colleges of Chicago is requesting consideration towards restoring features to this project that will be critical to the long term success of this structure for the College community.

We are requesting of the Capital Development Board the addition of pre-cast concrete brick pattern panels for the exterior of the structure that will resemble the drawings and visualizations presented to the school's faculty, community and the District's Board of Trustees and staff. The pre-cast panels should have the traditional red brick configuration as depicted in the original renderings.

The first ten feet of the structure should also be appropriately "graffiti proofed" as recommended to the Project committee by STV Architects on the exterior and interior concrete. It is expected that the walls will be treated to resist permanent markings and acid based products. Glazing should also be treated to resist etching, marking, paint and, once again, acid-based products. For the glass tower housing the elevator systems, graffiti prevention on both the interior and exterior walls should be provided.

Truman College would also like for the following items to be reconsidered for inclusion in the project:

- Covered Walkway from the main Truman building to the Student Services & Parking entrance;

- Film protection from graffiti and acid on all interior mirrors and glazing accessible to students and the public.

**Executive Summary for Board Level  
Proceed Order & Change Orders**

**CDB Project No.** 120-135-051  
**Project Description:** Upgrade Power Plant  
**Project Location:** Logan Correctional Center  
Lincoln, Logan County, Illinois

**Project History:**

This project is to repair and refurbish the 3 boilers (last serviced in 1990) at the Logan Correctional Center Power Plant. The boilers are coal fired. Boiler #1 has been the primary boiler for the heating season for the last 10 years since boiler #2 has been inoperable. Boiler #3 is the summer use boiler for domestic hot water. The boilers are fed coal by 4 bunkers located above the boilers. The bunkers consist of a steel shell lined with gunite. (Only gunite lining was to be replaced in original bid documents.)

Since funding is limited, only a few of the boiler tubes on boiler #1 were replaced by the project prior to operation last winter. At the end of the season, one of the tubes in this boiler failed. Upon inspection, it was determined by the A/E & the Contractor that the generating tubes were all "paper thin" and any or all of them could fail at any time. Consequently, the RFP/CO H-11 was issued to replace the generator tubes. This should repair the boiler to a serviceable & reliable condition.

Boiler #2 in accord with the project as awarded will be rebuilt with new tubes and other appurtenances which will also render it serviceable & reliable. Boilers #2 & #1 will be sufficient to heat the facility during the normal range of winter conditions.

Boiler #3 is also being rebuilt & refurbished in accord with the base project as awarded. This will extend it's service life for 20 years.

Coal bunkers #1 and #3 were also included in the scope to have the existing gunite liner removed and replaced. After the liner was removed from bunker #1, it became obvious that the gunite could not be replaced until the corroded steel was repaired. Consequently, RFP/CO H-14 was issued to reline the steel shell with new steel so that the gunite lining could be replaced in accord with the scope.

Since coal bunker #3 is also scheduled to be relined with gunite, it is anticipated to have similar or worse problems than bunker #1. Therefore, Proceed order H-7 is requested for approval.

**Requested Action:**

We are requesting approval of the following:

- Proceed Order H-7 in the amount of \$217,228.40 for coal bunker #3 repairs anticipated.
- Change Order H-14 in the amount of \$177,228.40 for coal bunker #1 repairs.
- Change Order H-11 in the amount of \$373,599.68 boiler #1 tube repairs.

Request for Board Approval of Proceed Order

<b>Project Number:</b> 120-135-051	<b>Using Agency:</b> Department of Corrections
<b>Description:</b> Upgrade Power Plant Logan Correctional Center Lincoln, Logan County	<b>Architect/Engineer:</b> Environmental Systems Design, Inc 175 W Jackson #1400 Chicago, IL 60604
<b>Total Project Budget:</b> \$ 8,755,294.00	<b>Project Manager:</b> Jane Gucker
<b>Unobligated Funds:</b> \$ 1,027,683.13	
<b>Percent Completion:</b> 51%	

**Reason for Change:** The existing coal bunker #3 feeds coal into the boiler. After the gunite lining is removed in accord with the scope of work, it is anticipated that the steel shell will need to be relined with steel as a base for the gunite. This condition was discovered on bunker #1 after the gunite was removed & it is anticipated to be worse on this bunker since it has had more use.

**Description of Change:** Reline existing coal bunker with new steel to facilitate the work as bid.

CONTRACTOR	Trade	Change Order Amount		Original Contract	% CHANGE
Doyle Plumbing & Heating	Heating	\$	217,228.40	\$ 6,525,777.00	3.33%
		\$		\$	%
		\$		\$	%
		\$		\$	%
		\$		\$	%
		\$		\$	%
Total All Change Orders		\$	217,228.40	\$ 6,525,777.00	3.33%
Completion Effect: 90 days					

**PROCEED ORDER NO. H-7**

CDB PROJECT NO.: 120-135-051

CONTRACT NO.: 59-0430-83

DATE: 8/13/09

**CONTRACTOR (Name, Address)**

Doyle Plumbing and Heating Company  
225 North West Street; P.O. Box 842  
Jacksonville, IL 62651

**PROJECT (Name, City, County)**

Power Plant Upgrade  
Logan Correctional Center  
Lincoln, Logan County, Illinois

Contract Work: Heating

Using Agency: Department of Corrections

**DESCRIPTION OF CHANGE IN WORK:** Repair coal bunker #3 for relining with gunite and work in base contract.

Justification for the proceed order: Facilitate execution of the work in a timely manner.

**TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED:** \$ 217,228.40

Contractor Representative's Signature

*[Signature]*

Costs for work involved and change in Sum and Time (if any) will be submitted for inclusion in a RFP/CO adjusting the Contract Sum and/or Contract Time subject to the CDB procedures for processing contract changes as outlined in the Capital Development Board's Standard Documents for Construction. Approval and issuance of this document does not eliminate the requirement for the subsequent RFP/CO to be reviewed and approved by CDB to determine it to be fair and reasonable.

Authorization to Proceed by:

This Proceed Order  
~~DOES~~ **DOES NOT**  
exceed the Board  
Level approval limit.

*[Signature]*  
PM initial

(Up to \$9,999)

*[Signature]*  
Project Manager

*8/27/09*  
Date

(Up to \$24,999)

*[Signature]*  
Regional Manager

*8/28/09*  
Date

(Up to \$49,999)

*[Signature]*  
Construction Administrator

*8/28/09*  
Date

(Up to \$74,999)

Deputy Director - Construction

Date

(Up to \$100,000)  
If Board Level Insert  
Agenda Item No.

Executive Director

Date

and Board Meeting Date

# DOYLE

## PLUMBING and HEATING CO.

225 NORTH WEST STREET  
P. O. BOX 842  
JACKSONVILLE, ILLINOIS 62651

TELEPHONE (217) 243-1013  
FAX (217) 243-9400

August 21, 2009

Capital Development Board  
c/o Jane Gucker  
Wm. G. Stratton Building  
401 South Spring Street, 3<sup>rd</sup> Floor  
Springfield, IL 62706

RE: Logan Correctional Center  
CDB Project No.: 120-135-051  
CDB Contract No.: 59-0430-83  
Coal Bunker #3 Rehabilitation

Jane,

In response to your request, I am providing information regarding the rehabilitation of coal bunker #3. As you know, the removal and replacement of the bunker cementuous lining is in my original contract so there would be no change involving M. D. Magary.

The bunkers, being of the same physical dimension, would require the same volume of lining materials along with the identical amount of seam welds and puddle welds. There would be a difference however in how the adjacent bunkers would be supported versus the support required during the rehabilitation on bunker #1. In essence with the work associated with bunker #1 there will be a period of time where structural support is required on the adjacent bunker #2. This is required because the two bunkers are joined together and while installing the north section of bunker #1 the south edge of bunker #2 would have to be structurally supported. With bunker #3 the same structural support requirements exist however additional support would be required on both sides of the bunker not just one, for that reason you will see in my cost break down I have included the dollars for that additional support.

With the work on bunker #1, we have already included welding in a  $\frac{3}{4}$ " x 6  $\frac{1}{2}$ " x 20' bar to provide additional support on one structural beam supporting the bunker, this is required because of the deterioration of the beam over the years. I can only assume bunker #3 would have the same issue; however it may require additional beam rehabilitation beyond the scope of that provided for bunker #1. This situation is yet to be determined and in fact may not be required, however I am suggesting a contingency value should be added to the project to cover this potential structural issue.

You will also note on the break out the cost for a potential steel increase, again this may not occur and may not be used but I believe should be added to the budget for contingency purposes.

Change order H-14 for bunker #1 was submitted with a value of \$177,228.40, my recommended additions for contingency costs to this number for bunker #3 are as follows.

- Accommodate a potential steel increase and additional time for scaffold erectors \$10,000.00
- Accommodate labor cost increase should this work not be completed by May 1, 2010 and to allow for contingencies of additional structural steel plating on the support beams \$25,000.00
- Additional dollars to cover unforeseen miscellaneous expenses, mark-ups, etc. \$ 5,000.00

This presents an estimated total cost for bunker #3 rehabilitation of \$217,228.40 with contingencies added

Should you have any questions please do not hesitate to call.

Sincerely,

Doyle Plumbing & Heating Co.

  
Edward J. Doyle

EJD:mn

August 21, 2009

Ms. Jane Gucker  
Capital Development Board  
William G. Stratton Building, Third Floor  
401 S. Spring Street  
Springfield, IL 62706

Re: Power Plant Upgrade, Logan Correctional Center  
CDB Project No. 120-135-051  
Coal Bunker No. 3 Structural Repairs

Dear Jane:

This letter is being written to address the anticipated need for a Request for Proposal & Change Order on the above referenced project, to cover the extensive structural repairs to Coal Bunker No. 3 at the Logan Powerhouse. As you are aware, recent demolition to the interior gunite lining of Coal Bunker No. 1 revealed severe deterioration of that bunker's structural steel skin. The repairs for Bunker No. 1 are being addressed in RFP&CO No. H-14, to the project.

As a result of the evaluation of the degradation of the structural steel skin on Bunker No. 1, after lining demolition, it is our belief that a similar degradation will be encountered of the structural steel skin for Coal Bunker No. 3 and that structural repairs of a similar nature will be required on this bunker, to allow scheduled bunker lining work to occur. The full extent of the needed repairs cannot be determined until the demolition of the existing gunite lining of Bunker No. 3 has occurred, as on No. 1. This cannot occur until No. 3 can be taken out of service, when No. 1 work is completed.

We would expect the magnitude of the steel repair work for No. 3 to be very similar to that of No. 1, which has been previously priced by the Heating Contractor, Doyle P&H, in RFP&CO No. H-14. The work on Bunker No. 3 may be somewhat higher due to the following considerations.

- 1). Temporary support structure work for the adjacent bunkers would increase. No. 2 & No. 4 bunkers would need temporary support, where as on the No. 1 work, only No. 2 needed temporary support.
- 2). Temporary support structure work for Bunker No. 3 would require provisions to allow the coal feeding system to the Boilers to remain operational as the work occurs. This was not the case on No. 1 since it was at the end of the line.
- 3). Since the work on Bunker No. 3 would occur after No. 1, there would be a possibility of a labor rate increase depending of labor contracts that are in place.

Thus, the cost for the Bunker No. 3 repairs is estimated to possibly be 25% higher than the previously quoted prices for Bunker No. 1. Ed Doyle of Doyle Plumbing & Heating is also reviewing the potential cost associated with the Bunker No. 3 repairs and will be providing you with a "not to exceed" figure, so that a Proceed Order can be prepared in anticipation of the RFP&CO, which would be RFP&CO No. H-19.

Should any questions arise in this regard or additional information be required, please contact Tom Buchheit or myself.

Sincerely,

Kenneth P. Stark  
BRIC Partnership, LLC



**CAPITAL DEVELOPMENT BOARD**

agenda item

Subject: *Change Orders*

**Illinois Department of Corrections**

- A. Upgrade Power Plan  
Logan Correctional Center  
Lincoln, Logan County, Illinois  
CDB Project No. 120-135-051

A/E: Environmental Systems Design, Inc.

Change order H-14 requested .....\$177,228.40

**Illinois Department of Corrections**

- B. Upgrade Power Plan  
Logan Correctional Center  
Lincoln, Logan County, Illinois  
CDB Project No. 120-135-051

A/E: Environmental Systems Design, Inc.

Change order H-11 requested .....\$373,599.68

**Illinois Department of Corrections**

- C. Emergency Ceiling Support Enhancement  
Thomson Correctional Center  
Thomson, Carroll County, Illinois  
CDB Project No. 120-305-006

A/E: DMJM / AECOM

Change order G-1 requested .....\$118,215.26

# Request for Board Approval of Change Order

**Project Number:** 120-135-051  
**Description:** Upgrade Power Plant  
Logan Correctional Center  
Lincoln, Logan County

**Using Agency:** Department of Corrections

**Architect/Engineer:** Environmental Systems Design, Inc  
175 W Jackson #1400  
Chicago, IL 60604

**Total Project Budget:** \$ 8,755,294.00

**Unobligated Funds:** \$ 1,027,683.13

**Percent Completion:** 51%

**Project Manager:** Jane Gucker

**Reason for Change:** The existing coal bunker #1 feeds coal into the boiler. After the gunite lining was removed in accord with the scope of work, it was discovered that the structural steel was structurally deficient and needed to be repaired in order to reline it with gunite.

**Description of Change:** Reline existing coal bunker with new steel to facilitate the work as bid.

CONTRACTOR	Trade	Change Order Amount		Original Contract	% CHANGE
Doyle Plumbing & Heating	Heating	\$	177,228.40	\$	6,525,777.00
		\$		\$	2.72%
		\$		\$	%
		\$		\$	%
		\$		\$	%
		\$		\$	%
		\$		\$	%
<b>Total All Change Orders</b>		\$	177,228.40	\$	6,525,777.00
<b>Completion Effect: 90 days</b>					2.72%

State of Illinois  
CAPITAL DEVELOPMENT BOARD

# REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 6-11-09

RFP Number: H-14

## FOR CDB USE ONLY

Name: \_\_\_\_\_  
Project No.: \_\_\_\_\_  
Contract No.: \_\_\_\_\_  
C.F. Locale: Contractor #2

1. (Contractor's Name, Address, Telephone, Fax & Attention)

DOYLE PLUMBING & HEATING CO.  
225 NORTH WEST STREET  
PO BOX 842  
JACKSONVILLE, IL 62651

CDB Project #: 120-135-051

CDB Project Name: PLAN AND BEGIN POWER PLANT UPGRADE  
& Location: LOGAN CORRECTIONAL CENTER  
LINCOLN, LOGAN COUNTY, IL

CDB Contract #: 59-0430-83  
Contract Work: HEATING

(217)243-1013 Fax (217)243-9400  
Attn: ED DOYLE e-mail: eddoyleph.com

2. REQUEST for change by: Architect/Engineer

CDB contemplates making certain changes, additions and deletions to the work to be performed under the subject Contract. Unless otherwise indicated in the description of change, accompanying drawings and specifications, all work required shall conform to the contract documents. The Contractor is required to submit within 14 calendar days from the date herein a proposal and a detailed breakdown for this change. The proposal shall be submitted in accordance with CDB's format and the General Conditions.

3. REASON for change:

Upon removal of the gunnite liner under base bid work, it has been demonstrated that coal bunker serving Boiler No. 1 is severely corroded, beyond that which could be observed during the course of design. This is an undiscovered condition.

4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued. Provide structural repairs as per the attached letter from Fendrich Engineering.

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.  
None

**IMPORTANT NOTICE**  
Disclosure of this information is mandatory in accordance with the Standard Documents for Construction. Failure to complete this will prevent payment for work completed and/or be a material breach of contract.

6. CONSIDERATION:  
Work to be accomplished in 90 Calendar Days from Approval of RFPCO.

NOTE: Unless specifically indicated above, this does not extend the contract time.

The Contract Sum is Increased  
by the total sum of.....\$

177,228.40

7. The change described above and on accompanying drawings and specifications and the Contractor's proposal (if applicable) are hereby incorporated by reference and made a part hereof. Having reviewed the above and determining the amount to be fair and proper the undersigned:

RECOMMEND Issuance of a change order

A/E Firm Name BRIC PARTNERSHIP, LLC

BY Thomas E. Such signature

APPROVE as to form and content.  
USING AGENCY name

BY \_\_\_\_\_ signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER

BY \_\_\_\_\_ signature

CDB/PM APPROVE

signature

CONTRACTOR

BY Ed Doyle DATE 8-5-09

print name

signature

title

CDB APPROVE change order

BY \_\_\_\_\_ DATE 8/27/09

print name

8. FOR CDB USE ONLY Type of Change % Assess Package No. CO Date CO No. CO AMOUNT add (deduct)

FEI Fendrich Engineering, Inc.

June 10, 2009

Mr. Tom Bucheit  
BRIC Partnership, LLC  
100 E. Washington  
Belleville, Illinois 62220

Steel type  
McGary - member

Re: Hopper Inspection  
Plan & Begin Power Plant Upgrade - Logan Correctional Center  
CDB #120-135-051  
Lincoln, Illinois

Dear Tom:

This letter represents the results of our inspection of the coal hopper structure at the Logan Correctional Center Power Plant.

The interior of the north coal hopper has been completed cleaned (coal and gunite removed) exposing the existing structural steel to view. The existing interior steel plate liner of the hopper is severely corroded. The steel angle supports of the hopper appear to be in good condition. The following structure repairs are required:

1. All existing framing angles shall be shored during repairs. It is recommended that only one side (four total) be repaired at a time. Therefore, an entire side should be completely repaired prior to starting the next side.
2. Remove rivets connecting existing plate liner to angles.
3. Install new  $\frac{1}{4}$ " thick plate steel on inside of hopper over existing plate liner.
4. Punch/cut new holes in new plate steel at each existing rivet hole.
5. Plug weld, using new holes, new plate steel to existing angles.
6. At corners and joints in new steel plate liner, provide seam weld between new plate steel.

Also, it was observed that the second, E-W spanning hopper support beam from the south end is deteriorated. The top flange of the beam is severely corroded at two locations along the beam. The following structural repairs are required to the beam:

1. Shore existing beam during repairs.
2. Thoroughly clean top portion of beam above hopper. Remove all loose and corroded steel to sound steel. When steel is cleaned, A/E shall be contacted to inspect beam condition, prior to further work being completed.
3. Weld a new  $6\frac{1}{2}$ " x  $\frac{3}{4}$ " continuous steel plate to top flange of beam. Plate to be the full length of the beam. Weld shall be  $\frac{1}{4}$ " fillet weld 3 in. long at 12 in. centers on each side of the plate to the top of the beam flange. If plate is to be spliced provide full penetration beveled weld at splice. If weld can not be made to the top of top flange, weld plate to the beam flange from the underside.

Should you have any questions or comments please feel free to contact us at your convenience.

Sincerely,

FEI Fendrich Engineering, Inc.



Mr. Andrew K. Fendrich, PE SE

cc: file  
07208412.ltr

5221 South Sixth Street Road  
Springfield, Illinois 62703

Phone: 217/529-2355  
Fax: 217/529-1280

## Request for Board Approval of Change Order

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<b>Project Number:</b>	120-135-051	<b>Using Agency:</b>	Department of Corrections
<b>Description:</b>	Upgrade Power Plant Logan Correctional Center Lincoln, Logan County	<b>Architect/Engineer:</b>	Environmental Systems Design, Inc 175 W Jackson #1400 Chicago, IL 60604
<b>Total Project Budget:</b>	\$ 8,755,294.00	<b>Project Manager:</b>	Jane Gucker
<b>Unobligated Funds:</b>	\$ 1,027,683.13		
<b>Percent Completion:</b>	51%		

---

**Reason for Change:** The existing boiler #1 generating tubes need to be replaced.

---

**Description of Change:** Replace existing boiler #1 generating tubes.

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CONTRACTOR	Trade	Change Order Amount		Original Contract	% CHANGE
Doyle Plumbing & Heating	Heating	\$	383,123.47	\$ 6,525,777.00	4.68%
		\$			%
		\$			%
		\$			%
		\$			%
		\$			%
		\$			%
<b>Total All Change Orders</b>		\$	373,599.68	\$ 6,525,777.00	4.68%
<b>Completion Effect: 90 days</b>					

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CDB596-3-1E Rev. 06/23/95

# REQUEST FOR PROPOSAL & CHANGE ORDER

Date: May 13, 2009

RFP Number: H-11

## FOR CDB USE ONLY

Name: \_\_\_\_\_  
Project No.: \_\_\_\_\_  
Contract No.: \_\_\_\_\_  
C.F. Locale: \_\_\_\_\_ Contractor #2

1. (Contractor's Name, Address, Telephone, Fax & Attention)

DOYLE PLUMBING & HEATING CO.  
225 NORTH WEST STREET  
PO BOX 842  
JACKSONVILLE, IL 62651

CDB Project #: 120-135-051

CDB Project Name: PLAN AND BEGIN POWER PLANT UPGRADE  
& Location: LOGAN CORRECTIONAL CENTER  
LINCOLN, LOGAN COUNTY, IL

CDB Contract #: 59-0430-83  
Contract Work: HEATING

(217)243-1013 Fax (217)243-9400

Attn: ED DOYLE e-mail: eddoyleph.com

EDD@doyleph.com

2. REQUEST for change by: Using Agency

CDB contemplates making certain changes, additions and deletions to the work to be performed under the subject Contract. Unless otherwise indicated in the description of change, accompanying drawings and specifications, all work required shall conform to the contract documents. The Contractor is required to submit within 14 calendar days from the date herein a proposal and a detailed breakdown for this change. The proposal shall be submitted in accordance with CDB's format and the General Conditions.

3. REASON for change:

Ruptured tube in left side, rear portion of generating bank for Boiler No. 1.

4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued.

Replace tubes in generating bank as follows:

Potential Scope A: Replace tubes in section G thru L and 2 thru 11.

Potential Scope B: Replace tubes in section A thru L and 28 thru 32.

Potential Scope C: The price to do work in Scope A and B simultaneously. Refer to attached tube sheet diagram.

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.

None

**IMPORTANT NOTICE**  
Disclosure of this information is mandatory in accordance with the Standard Documents for Construction. Failure to complete this will prevent payment for work completed and/or be a material breach of contract.

6. CONSIDERATION:

Work to be accomplished in N/A Calendar Days from Approval of RFP/CO.

NOTE: Unless specifically indicated above, this does not extend the contract time.

The Contract Sum is INCREASED/DECREASED  
by the total sum of \$373,599.68

383,123.47  
\$373,599.68

7. The change described above and on accompanying drawings and specifications and the Contractor's proposal (if applicable) are hereby incorporated by reference and made a part hereof. Having reviewed the above and determining the amount to be fair and proper the undersigned:

RECOMMEND issuance of a change order

BY James E. Seach signature

BY James E. Seach signature

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER

BY James E. Seach signature

CONTRACTOR

BY Edward J. Doyle DATE 7-6-09

Edward J. Doyle print name

Vice President signature

AFFIRMATIVE as to form and content

USING AGENCY name

BY James E. Seach signature

EXEMPT APPROVE James E. Seach signature

CDB APPROVE change order DATE

BY James E. Seach print name

James E. Seach signature

James E. Seach title

FOR CDB USE ONLY	Type of Change	% Assess	Package No.	BO Date	BO No.	COMMITMENT and (product)
						\$

## Executive Summary for Board Level Change Order

**CDB Project No.** 120-305-006, Phase 2  
**Project Description:** Emergency Ceiling Support Enhancement  
**Project Location:** Thomson Correctional Center  
Thomson, Carroll County, Illinois

### Project History:

This emergency project was to provide additional ceiling supports and enhance the existing ceiling supports in buildings C3601 Administration, C3602 Programs and C3603 Support. This was needed as a result of further investigations done after the collapse of a ceiling in the MSU C3614 building back in the fall of 2008 which was repaired under phase one.

This second phase of the project was designed by DMJM/AECOM and it was bid in on March 3, 2009. The contract was awarded to Sjostrom and Son's Inc. and they started work the week of April 6<sup>th</sup>. The first area addressed was the identified ceilings in the Programs building. After they completed that building they moved onto the Support building and then Administration building. We were scheduled for substantial completion on August 31, 2009, but the project was actually substantiated on August 18, 2009.

### Requested Action:

It was noted at the start of the project that the number of existing hangers that were to be modified and those that were to be installed as new additional hangers could vary from what was indicated on the bidding documents. This was due to the fact that the numbers presented by the designer were based on mathematical calculations and not actual counts or visual needs.

During the course of the project the contractor actually installed 197 more new hangers than the design called for and modified an additional 98 existing hangers. Once the amounts were verified an RFP & CO was issued and the costs for this added work was negotiated. The attached RFP & CO G-1 package identifies that which was agreed upon.

We are requesting approval of Change Order G-1 in the amount of \$118,215.26, which consists of reworking 98 existing ceiling hangers and installing 197 new ceiling hangers, all of which were not contemplated nor included in the bid documents.

## Request for Board Approval of Change Order

**Project Number:** 120-305-006 Phase 2  
**Description:** Emergency Ceiling Support Enhancement  
Thomson Correctional Center  
Thomson, Illinois, 61285  
**Total Project Budget:** \$961,784.67  
**Unobligated Funds:** \$166.54 (additional funds needed)  
**Percent Completion:** 100%

**Using Agency:** Department of Corrections  
**Architect/Engineer:** DMJM / AECOM  
303 E. Wacker Drive, Suite 900  
Chicago, IL. 60601  
**Project Manager:** Tim Dietz

**Reason for Change:**

It was verified during the course of construction that additional ceiling supports would be needed beyond the quantity listed in the bidding documents, which were 389 new hangers and 121 existing hangers.

**Description of Change:**

Install an additional 197 new ceiling support hangers according to the specifications.  
Add reinforcement to an additional 98 existing hangers.  
Provide a credit for not having to install 4,000 lin. ft of hat channel called for on the bidding documents.  
Provide a credit for not having to install 194 out of 507 web stiffeners included in the bid.

CONTRACTOR	Trade	Change Order Amount	Original Contract	% CHANGE
Sjostrom and Son's Inc.	General	\$ 118,215.26 \$	525,682.00	22% increase
Total All Change Orders		\$ 118,215.26 \$	525,682.00	22% increase
Completion Effect: (0) days (work has been completed)				

CDB596-3-1E Rev. 06/23/95



State of Illinois  
CAPITAL DEVELOPMENT BOARD

# REQUEST FOR PROPOSAL & CHANGE ORDER

Date: 08-24-09

RFP Number: G-1 REVISION #2

## FOR CDB USE ONLY

Name: Dietz  
Project No.: 120-305-006 ph2  
Contract No.: 59-EM29-81  
C.F. Locale: Contractor #2

1. (Contractor's Name, Address, Telephone, Fax & Attention)

Sjostrom & Son's  
1129 Harrison Ave.  
Rockford, IL 61104  
(815)228-0330 Fax (815)228-8868  
Attn: Kirk Sepulveda e-mail:  
ksepulveda@sjostromconstruction.com

CDB Project #: 120-305-006 Phase 2  
CDB Project Name: Emergency Ceiling Support Enhancement  
& Location: Thomson Correctional Center

CDB Contract #: 59-EM29-81  
Contract Work: General

2. REQUEST for change by: Contractor

CDB contemplates making certain changes, additions and deletions to the work to be performed under the subject Contract. Unless otherwise indicated in the description of change, accompanying drawings and specifications, all work required shall conform to the contract documents. The Contractor is required to submit within 14 calendar days from the date herein a proposal and a detailed breakdown for this change. The proposal shall be submitted in accordance with CDB's format and the General Conditions.

3. REASON for change:

Existing conditions not discovered until during the construction phase of the project and inaccurate quantities listed on the bidding documents pertaining to the number of existing hangers that needed support enhancement and the number of new hangers needed, the contractor had to add and reinforce more hangers than were bid in order to complete the corrective measures in all three buildings involved.

4. DESCRIPTION of change including reference to drawings and specifications revised, new drawings and specifications issued.  
Provide pricing for the reinforcing 98 additional existing hangers.  
Provide pricing for the adding 197 additional new hangers.  
Provide a credit for 194 pieces of web stiffener that was not installed.  
Provide a credit for 4,000 lin. ft. of hat channel not installed.

5. OTHER CONTRACTS affected by this change. List Contractor's name, contract work, RFP number and amount.  
N/A

### IMPORTANT NOTICE

Disclosure of this information is mandatory in accordance with the Standard Documents for Construction. Failure to complete this will prevent payment for work completed and/or be a material breach of contract.

6. CONSIDERATION:

Work to be accomplished in Calendar Days from Approval of RFPCO.

NOTE: Unless specifically indicated above, this does not extend the contract time.

The Contract Sum is increased by the total sum of ..... \$ 118,215.26

7. The change described above and on accompanying drawings and specifications and the Contractor's proposal (if applicable) are hereby incorporated by reference and made a part hereof. Having reviewed the above and determining the amount to be fair and proper the undersigned:

RECOMMEND issuance of a change order  
A/E Firm Name: M/M Design / AECOM

BY [Signature] 08.25.09

COORDINATING CONTRACTOR or CONSTRUCT. MANAGER

BY \_\_\_\_\_ signature

CONTRACTOR

BY KIRK SEPULVEDA DATE \_\_\_\_\_  
print name  
signature  
title

APPROVE as to form and content:

USING AGENCY name Department of Corrections

BY [Signature] signature

CDB/PM APPROVE

signature

CDB APPROVE change order

DATE \_\_\_\_\_

BY \_\_\_\_\_ print name  
signature  
title

8. FOR CDB USE ONLY Type of Change % Assess Package No. CO Date CO No. CO AMOUNT add (deduct)

\$

**AECOM**

303 East Wacker Drive, Suite 600, Chicago, IL 60601-5276  
T 312.938.0300 F 312.938.1109 www.aecom.com

August 25, 2009

Mr. Timothy Dietz  
Senior Project Manager  
Illinois Capital Development Board  
401 S. Spring Street  
Springfield, Illinois 62706

RE: Thomson Correctional Center  
CDB Project No. 120-305-006, Ph. 2  
Contract No. 59-EM29-81 RFP G-1, Rev. # 2

Dear Mr. Dietz:

With reference to the subject emergency project, please be advised that AECOM concurs with the issuance of RFP G-1 Rev. # 2 to Sjostrom and Sons, Inc. for the amount of \$118,215.26.

RFP G-1 Rev. # 2 represents negotiated costs associated with reworking 98 existing ceiling hangers and installing 197 new ceiling hangers which were not contemplated nor included in the AECOM bid documents dated 02.18.09. Also included are labor/material credit amounts for roofing bar joist web stiffeners that were unnecessary in accordance with established parameters and lateral support of ceiling joists (hat channel) which was an existing condition and deemed unnecessary.

Sincerely,



David E. Tkac  
Senior Associate

Subject Staff Recommendations for Concurrence in  
the Selection of Architects/Engineers

APPROP. &  
TOTAL  
COST  
AMOUNTS

**PROJECT #**      **ARCHITECT/PROJECT DESCRIPTION**

546-385-031 Construct Live Fire Breach Facility/Light Anti-Armor, Marseilles Armory  
(Training Area) LaSalle County, Illinois, Department of Military Affairs

\$800,000

\$800,000

***FIRMS BEING CONSIDERED FOR SELECTION:***

Frega Associates Ltd

M A C T E C Engineering and Consulting Inc d/b/a MACTEC

Steckel Parker Architects Inc

**A/E SELECTION COMMITTEE RECOMMENDATIONS  
SEPTEMBER 15, 2009**

**CDB PROJECT NO:** 546-385-031

**PROJECT DESCRIPTION:** Construct Live Fire Breach Facility/Light Anti-Armor Weapons Range

**PROJECT LOCATION:** Marseilles Armory (Training Area) - LaSalle Co.  
Department of Military Affairs

**APPROPRIATION AMOUNT:** \$ 800,000

**ESTIMATED TOTAL PROJECT COST:** \$ 800,000

**PROJECT SCOPE OF WORK:**

The Marseilles Armory and Training Area is a 203,970 square foot, 48-building facility constructed in 1960.

The scope of work provides for constructing a live fire breach facility, including eight lanes for door breaching, eight lanes of window breaching and four lanes of wall breaching. The scope of work also includes constructing a light anti-armor weapons range including a berm and a solar powered and radio controlled targets for two lanes.

**SUBJECT:** *Board Concurrence for Selection of Higher Education Architect/  
Engineer*

<b><u>PROJECT #</u></b>	<b><u>FIRM/JOB DESCRIPTION</u></b>	<b><u>PROJECT AMOUNT</u></b>
810-074-018	BLDD Architects, Inc. Construct Applied Technology Addition Illinois Community College Board Parkland College - Champaign	\$16,300,000
822-010-123	Affiliated Engineers, Inc. Repair Main Steam Tunnel - East Heating Plant Northern Illinois University - DeKalb, Illinois	\$1,704,000

**CAPITAL DEVELOPMENT BOARD  
RECOMMENDATION FOR BOARD CONCURRENCE  
IN THE SELECTION OF  
HIGHER EDUCATION ARCHITECT/ENGINEER  
SEPTEMBER 15, 2009**

**CDB PROJECT NO:** 810-074-018

**PROJECT DESCRIPTION:** Construct Applied Technology Addition

**PROJECT LOCATION:** Parkland College - Champaign  
Illinois Community College Board

**APPROPRIATION AMOUNT:** \$9,180,600

**ESTIMATED TOTAL PROJECT COST:** \$16,300,000

**PROJECT SCOPE OF WORK:**

The Parkland College is a 760,940 square foot, 12-building facility constructed in 1970.

The scope of work provides for construction of 64,000 square foot addition which consists of classrooms, laboratories and offices for comprehensive automotive repair, automotive collision repair, welding, and Ford Assest programs.

**CAPITAL DEVELOPMENT BOARD  
RECOMMENDATION FOR BOARD CONCURRENCE  
IN THE SELECTION OF  
HIGHER EDUCATION ARCHITECT/ENGINEER  
SEPTEMBER 15, 2009**

**CDB PROJECT NO:** 822-010-123

**PROJECT DESCRIPTION:** Repair Main Steam Tunnel - East Heating Plant

**PROJECT LOCATION:** Northern Illinois University  
DeKalb, Illinois

**APPROPRIATION AMOUNT:** \$1,704,000

**ESTIMATED TOTAL PROJECT COST:** \$1,704,000

**PROJECT SCOPE OF WORK:**

The Northern Illinois University is a 6,531,644 square foot, 128-building facility constructed in 1897.

The scope of work provides for rebuilding, renovating, restoring and repairing approximately 150 linear feet of walk-through steam tunnel.

**SUBJECT:   *Director Selection / Informational Items***

<u>PROJECT #</u>	<u>FIRM/JOB DESCRIPTION</u>	<u>PROJECT AMOUNT</u>
120-085-076	McClure Engineering Associates, Inc. Emergency Boiler Replacement and Evaluation Department of Corrections Dwight Correctional Center - Livingston County	\$250,000
120-085-716	UAS Environmental, Inc. d/b/a United Analytical Services, Inc. Emergency Boiler Replacement/Asbestos Abatement Department of Corrections Dwight Correctional Center - Livingston County	To Be Determined
250-025-024	Thornton Tomasetti, Inc. Emergency Repairs to Exterior Façade James R. Thomson Center Department of Central Management Services Chicago, Cook County	To Be Determined
250-188-012	Johnson Engineering, PC Emergency Chiller Replacement Department of Central Management Services Research and Collection Center - Springfield	\$140,000
291-110-010	Klingner & Associates, PC d/b/a Metzger Johnson Architects, a division of Klingner & Associates, PC Emergency Roof Replacement District 14 Headquarters Department of State Police Macomb District 14 - McDonough County	\$150,000
546-045-022	Burns & McDonnell Engineering Company, Inc. Emergency Hangar Door Repairs Department of Military Affairs Midway Armory - Chicago	\$316,000



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**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**

**BOARD MEETING DATE:** September 15, 2009

**CDB PROJECT NO:** 120-085-076

**PROJECT DESCRIPTION:** Emergency Boiler Replacement and Evaluation

**PROJECT LOCATION:** Dwight Correctional Center - Livingston County  
Department of Corrections

**PROJECT AMOUNT:** \$250,000

**PROJECT SCOPE OF WORK:**

The Dwight Correctional Center is a 41-building, maximum-security facility constructed in 1931.

The scope of work provides for replacing the boiler in the Industries Building and evaluating the boilers in the Administration Building and C-3 and C-14 Housing Units to determine if emergency repairs or replacement is necessary. The scope also includes providing temporary heat as needed until repairs are completed.

**ARCHITECT/ENGINEER:** McClure Engineering Associates, Inc. 18333  
1138 Columbus Street  
Ottawa, IL 61350

The firm was selected because of their current presence at the site on a similar boiler emergency project.

**APPROVED BY THE EXECUTIVE DIRECTOR:** July 28, 2009

**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**

**BOARD MEETING DATE:** September 15, 2009

**CDB PROJECT NO:** 120-085-716

**PROJECT DESCRIPTION:** Emergency Boiler Replacement/Asbestos Abatement

**PROJECT LOCATION:** Dwight Correctional Center - Livingston County  
Department of Corrections

**PROJECT AMOUNT:** To Be Determined

**PROJECT SCOPE OF WORK:**

The Dwight Correctional Center is a 41 building, maximum security facility constructed in 1931.

The scope of work provides for addressing Response Action 1 asbestos fiber release caused by damaged pipe insulation associated with the emergency boiler replacement project.

**ARCHITECT/ENGINEER:** UAS Environmental, Inc. 17889  
d/b/a United Analytical Services, Inc.  
1429 Centre Circle Drive  
Downers Grove, IL 60515

The firm was selected because of their experience with asbestos abatement at the facility and their ability to provide a quick response to the identified hazard.

**APPROVED BY THE EXECUTIVE DIRECTOR:** August 5, 2009

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**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**

**BOARD MEETING DATE:** September 15, 2009

**CDB PROJECT NO:** 250-025-024

**PROJECT DESCRIPTION:** Emergency Repairs to Exterior Facade

**PROJECT LOCATION:** James R. Thompson Center, Chicago, Cook County, Illinois  
Department of Central Management Services

**PROJECT AMOUNT:** To Be Determined

**PROJECT SCOPE OF WORK:**

The James R. Thompson Center, located at 100 West LaSalle Street, Chicago, Illinois, is a one building facility, comprising 1,200,000 g.s.f. and constructed in 1985.

The scope of work provides for reviewing previous CDB project drawings, conducting a physical examination of the exterior of the building and providing recommendations and cost estimates for repairing any loose panels.

**ARCHITECT/ENGINEER:** Thornton Tomasetti, Inc. 30045  
330 North Wabash, #1500  
Chicago, IL 60611-7622

The firm was selected because of their familiarity with the building's exterior wall system from previous critical examinations and reports performed by the firm.

**APPROVED BY THE EXECUTIVE DIRECTOR:** September 3, 2009

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**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**

**BOARD MEETING DATE:** September 15, 2009

**CDB PROJECT NO:** 250-188-012

**PROJECT DESCRIPTION:** Emergency Chiller Replacement

**PROJECT LOCATION:** Research and Collection Center - Springfield  
Department of Central Management Services

**PROJECT AMOUNT:** \$140,000

**PROJECT SCOPE OF WORK:**

The State Museum Research and Collection Center (J0100) is an 184,000 square foot, two-story building constructed in 1950.

The scope of work provides for replacing the chiller at the Illinois State Museum's Research and Collection Center.

**ARCHITECT/ENGINEER:** Johnson Engineering, PC 29056  
1 N. Old State Capitol Plaza  
Springfield, IL 62701

The firm was selected because of their experience with Capital Development Board chiller replacement projects in the Springfield area.

**APPROVED BY THE EXECUTIVE DIRECTOR:** August 5, 2009

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**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**

**BOARD MEETING DATE:** September 15, 2009

**CDB PROJECT NO:** 291-110-010

**PROJECT DESCRIPTION:** Emergency Roof Replacement - District 14 Headquarters

**PROJECT LOCATION:** Macomb District 14 - McDonough County  
Department of State Police

**PROJECT AMOUNT:** \$150,000

**PROJECT SCOPE OF WORK:**

The District 14 Headquarters is a 5,449 square foot, one-story building constructed in 1936.

The scope of work provides for replacing approximately 5,350 square feet of roofing system, including tapered insulation, flashings, metal edging and membrane.

**ARCHITECT/ENGINEER:** Klingner & Associates, PC 16983  
d/b/a Metzger Johnson Architects, a division of Klingner & Associates, PC  
49 N. Prairie St.  
Galesburg, IL 61401

The firm was selected because of their experience with roof replacements and close geographic location to the project site.

**APPROVED BY THE EXECUTIVE DIRECTOR:** August 7, 2009

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**A/E SELECTION APPROVED BY THE EXECUTIVE DIRECTOR**

**BOARD MEETING DATE:** September 15, 2009

**CDB PROJECT NO:** 546-045-022

**PROJECT DESCRIPTION:** Emergency Hangar Door Repairs

**PROJECT LOCATION:** Midway Armory, Chicago, Cook County, Illinois  
Department of Military Affairs

**PROJECT AMOUNT:** \$316,000

**PROJECT SCOPE OF WORK:**

The Midway Armory is a 48,552 square foot, three-building facility constructed in 1943.

The scope of work provides for investigating the hangar door assemblies and may include replacing the hangar door and associated systems or replacing/repairing damaged components, including oil seals, rollers, cables, weather stripping, sheaves, switches, pivot points and rollers.

**ARCHITECT/ENGINEER:** Burns & McDonnell Engineering Company, Inc. 21858  
1431 Opus Place, Suite 400  
Downers Grove, IL 60615-1146

The firm was selected because of their experience with military aviation buildings, proximity to the site and availability to expedite services.

**APPROVED BY THE EXECUTIVE DIRECTOR:** June 26, 2009

**FY-10 CDB BOARD MEETING SCHEDULE**

<b>DATE</b>	<b>TIME</b>	<b>LOCATION</b>
July 14, 2009	9:30 a.m.	Chicago and Springfield video-conference
August 11, 2009	10:00 a.m.	CANCELED
September 15, 2009	10:00 a.m.	Chicago and Springfield video-conference
October 20, 2009	10:00 a.m.	Chicago and Springfield video-conference
November 17, 2009	10:00 a.m.	Chicago and Springfield video-conference
December 8, 2009	10:00 a.m.	Chicago and Springfield video-conference
January 12, 2010	10:00 a.m.	Chicago and Springfield video-conference
February 9, 2010	10:00 a.m.	Chicago and Springfield video-conference
March 9, 2010	10:00 a.m.	Chicago and Springfield video-conference
April 13, 2010	10:00 a.m.	Chicago and Springfield video-conference
May 11, 2010	10:00 a.m.	Chicago and Springfield video-conference
June 8, 2010	10:00 a.m.	Chicago and Springfield video-conference